



11 Birkdale Drive
Immingham
DN40 2LB

Offers in the Region Of
£175,000

Welcome to Birkdale drive, a quiet cul-de-sac situated in the popular port town of Immingham. Immaculately presented throughout, this beautiful home is turn key ready, boasting spacious living throughout, modern kitchen and potential to develop/convert the garage into another reception room, if required and subject to possible planning. Nearby there are a wide range of amenities, within walking distance, including post office, shops, takeaways and leisure centre, with schools for children of all ages and excellent road links also nearby. Heading into the accommodation will reveal the gorgeous lounge with panelled feature wall, open plan kitchen-diner and conservatory. To the first floor there are three good size bedrooms and a modern family bathroom. Positioned in the corner of the cul-de-sac, the property offers generous size gardens to the front and rear with off road parking and integral garage. Early viewing is a must!



CROFTS ESTATE AGENTS

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IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Front

Positioned in the corner of a quiet cul-de-sac, this delightful property boasts off road parking, integral garage and low maintenance garden.

Lounge

11' 8" x 14' 3" (3.55m x 4.34m)

The lounge is elegantly presented with soft under foot carpeted flooring, modern decor, panelled feature wall, radiator and uPVC window to the front elevation

Kitchen/Diner

15' 0" x 8' 4" (4.57m x 2.54m)

Recently replaced within the last few years is this modern gloss finish kitchen benefiting from a sink with draining board, integral oven with four ring induction hob and extractor above. There is also a range of base and wall mounted units, tiled flooring, tiled splashback, modern decor and space for a 4-6 dining table and chairs.

Conservatory

8' 2" x 15' 7" (2.49m x 4.75m)

This larger than average conservatory has been upgraded by insulating the existing roof to create a room that can be used all year round without being too hot in the summer or too cold in the winter. The room benefits from uPVC windows offering plenty of natural daylight, patio doors opening out to the garden, tiled flooring and radiator.

Bedroom 1

8' 9" x 12' 9" (2.66m x 3.88m)

The master bedroom is a great size with plenty of room for a double bed and wardrobes. There is carpeted flooring, modern decor with a panelled feature wall and uPVC window to the front elevation

Bedroom 2

8' 9" x 10' 9" (2.66m x 3.27m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom-3

6' 3" x 8' 5" (1.90m x 2.56m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Bathroom

6' 3" x 5' 2" (1.90m x 1.57m)

This modern three piece bathroom suite comprises of a bath with overhead shower, WC and wash basin with vanity unit. There is also tiled flooring and walls, towel rail and opaque uPVC window to the rear elevation.

Rear Garden

The rear garden is low maintenance, with a decking area ideal for outdoor entertaining or BBQ's and set in lawn. There is also fencing around the perimeter providing degree of privacy.



Immingham 01469 564294

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Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

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We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

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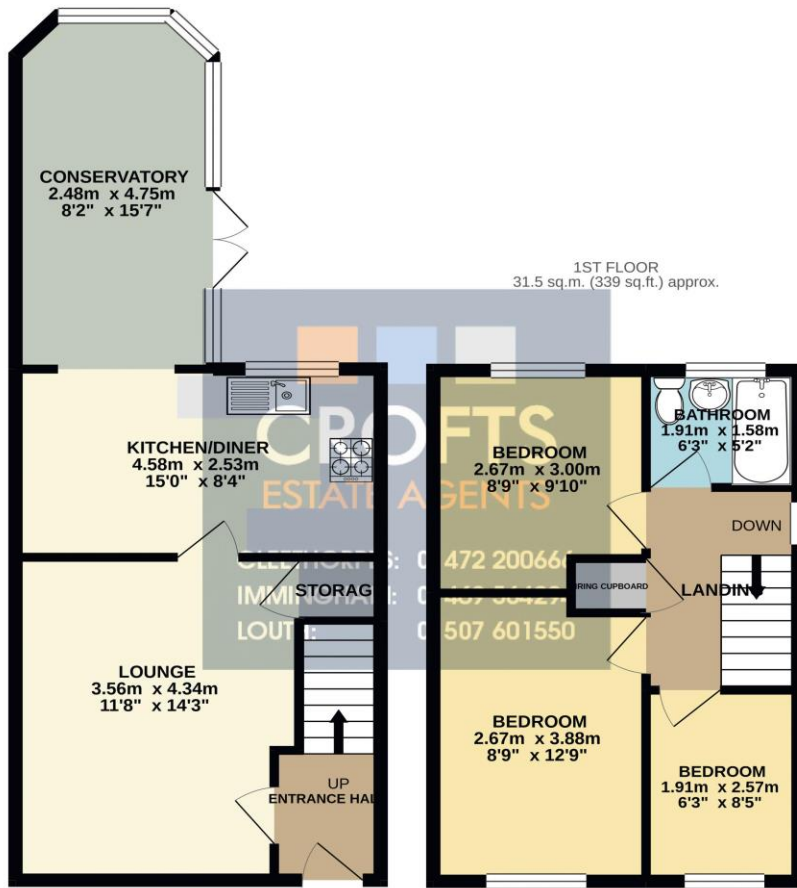
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GROUND FLOOR
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (802 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England	EU Directive 2002/91/EC	

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